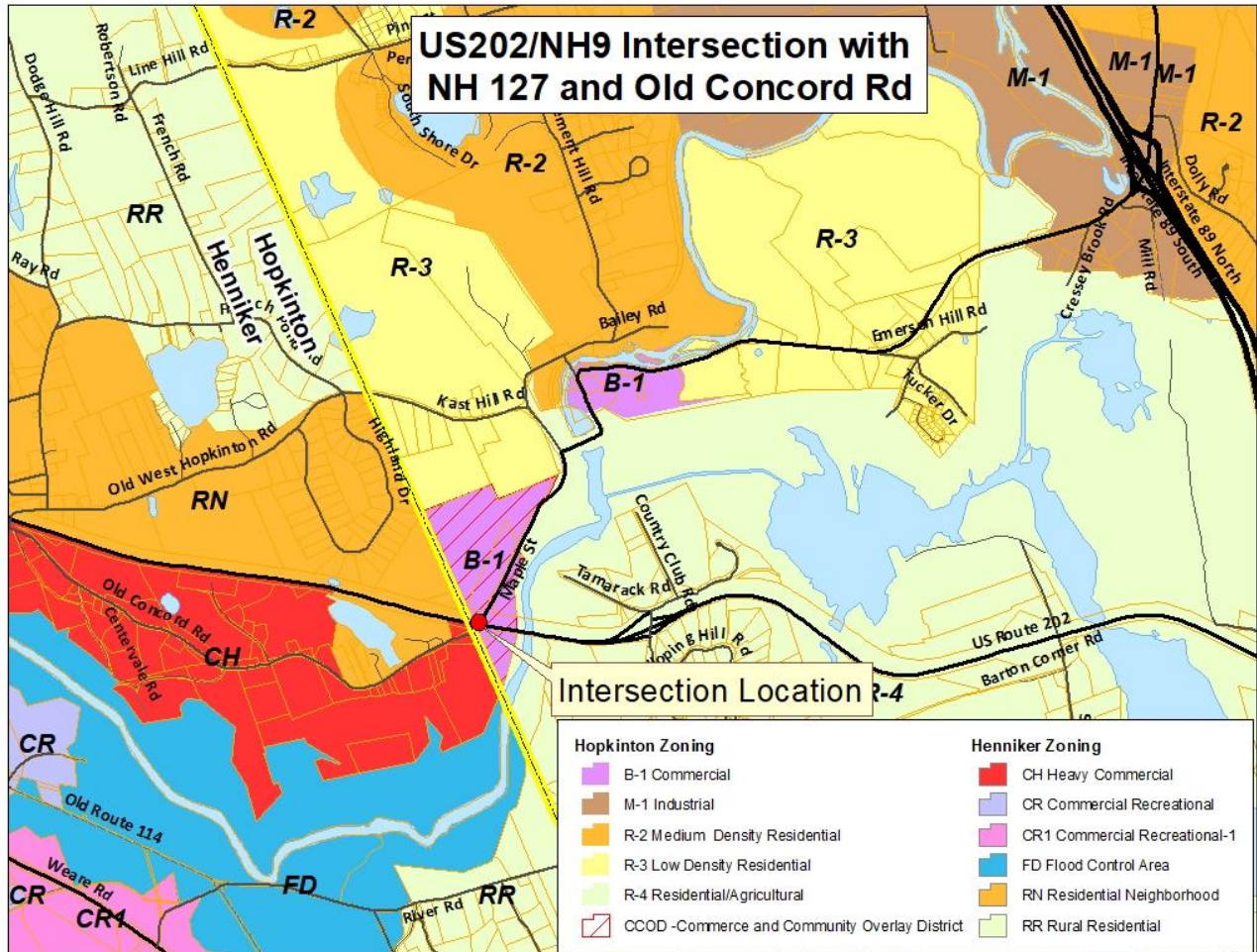


HOPKINTON/HENNIKER BUILDOUT POTENTIAL

IN THE VICINITY OF US202/NH 9/NH127 INTERSECTION

completed by Central NH Regional Planning Commission - April 2021



Introduction

Intersection improvements at the confluence of US202/NH9 and NH 127/Old Concord Road are programmed into the NHDOT Ten Year Plan with construction currently programmed for 2025-2026. This report offers an analysis of future potential growth in the area served by the intersection.

The north and east side of the intersection is the Town of Hopkinton, with substantial growth along NH 129 possible in multiple areas of developable land zoned for commercial development. To the south and west is the Town of Henniker, which is zoned commercial along Old Concord Road with multiple large undeveloped or underdeveloped lots.

Hopkinton Zoning and Developable Land

In Hopkinton are the B-1 (48 AC), M-1 (126 AC), and CCOD overlay of B-1 (88 AC) districts. Cumulatively these allow for a range of multi-family residential and non-residential uses. Both B-1 zones are nearly or

completely undeveloped and/or developable, and there is ample opportunity for further development in the M-1.

Recent zoning changes and town documents such as the Master Plan's draft Housing Chapter and Economic Development Chapters suggest the community's desire to see a wide range of growth in this area in the form of commercial and multi-family residential. Hopkinton is set to accommodate substantial growth in this area and economic and housing pressures will increase the likelihood that it does.

Growth Pressures

The State of New Hampshire's employment projections by industry (2018 to 2028) suggest that several of the permitted uses in Hopkinton can be expected to see continued growth, such as the healthcare sector. Another sector – warehousing and distribution – is projected to grow and is also seeing COVID-19 position it for greater growth due to an increase in online shopping.

Conclusion

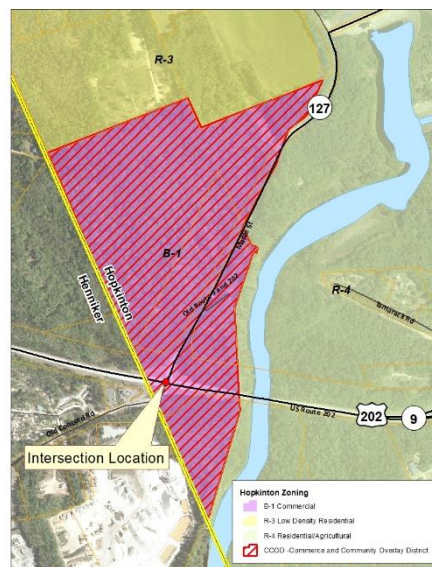
The cumulative impact of these zones converging near each other along 202/9 at the Town border is that it sets up a situation for potentially extensive development and redevelopment. Land in both Henniker and Hopkinton includes large tracts that are undeveloped or underdeveloped. In short, the intersection can be seen as a “blank slate” with most any use possible in the area, and some large lots available for development. Couple the ability to accommodate development with the likelihood of it occurring (i.e. economic pressures as outlined by the State's economic projections 2018 to 2028) and it is reasonable to assume that the next ten to twenty years could see significant development in this area.

Examples for future development in Hopkinton include:

B-1 Zone with CCOD Overlay: The 30 Acre lot could yield up to 110 units of multi-family housing. One of the 2.5-acre sites could result in 43,560 (1 AC) of land to build a restaurant, business office, or retail establishment. The 53 acre site would have 923,472 square feet to accommodate an online retail warehouse and distribution facility.

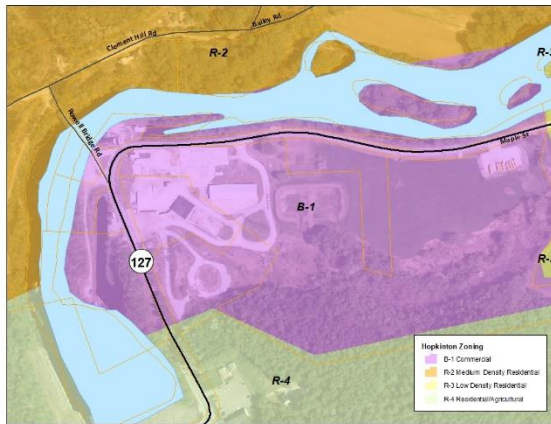
B-1 Zone: The 15,000 SF lot (smallest in the zone) could yield a restaurant or medical clinic of 6,000 square feet. The largest lot, 30 acres, could have a usable envelope of 914,760 square feet for an office park.

M-1 Zone: One of the 2.5-acre sites could result in 43,560 (1 AC) of land to build a restaurant, business office, or retail establishment. The 53 acre site would have 923,472 square feet to accommodate an online retail warehouse and distribution facility.

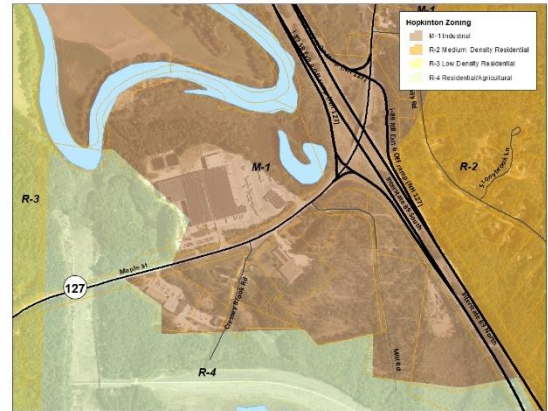


1 B-1 Zone with CCOD Overlay

The three charts depicted below captures the zoning, economic pressures, and potential development possibilities.



3 B-1 Zone



2 M-1 Zone

USES PERMITTED BY ZONING ORDINANCE

Town	Zone	Uses Per Zoning
Hopkinton	B1	Multi-Family Res; Congregate Care Housing; Affordable Housing; Bed & Breakfast; Hotels; Forestry; Public Parks; Commercial Riding Stable; Historic Building Open to Public; Campground; Agricultural Uses; Farming; Greenhouse; Tree Farm; Private School; Day Care; Senior Center; Fraternal Organization; Museum; Hospital/Rehab/Medical Clinic; Church; Public Utilities; Retail; Business Office; Professional Office; Banks; Restaurants; Drive In Eating; Lounge; Gas Station; Vet Hospital Pet Grooming; Movie Theater; In/Out Door Recreation; Funeral Home; Beauty Parlor/Barber Shop; Contractor Yard
Hopkinton	CCOD (overlying B1 Zone)	All uses permitted in underlying B1 Zone above; MF with 24 units per building; duplex units in a Planned Unit Development
Hopkinton	M1	1 & 2 family residential; Hotel/Inn; Forestry/timber; Public Parks/Playgrounds; Historic Building Open to Public; Ag/Horticulture; Farming; Greenhouse (year round); Tree Farm; Ag Silo; Ag Solar Energy; Schools; Daycare; Nonprofit Rec Center; Nonprofit club; municipal power plant/utility plant; Cemetery; Public Utilities; Town Garage; Retail; Business; Professional Offices; Restaurants; Drive in Restaurants; Lounge; Place of Entertainment; Gas Station; Car dealership; Vet hospital; Pet Grooming; Convenience Station; Airport/Heliport; Beauty parlor/Barber Shop; Self Storage; Commercial Solar; Manufacturing; Research and Development; Warehousing/Wholesale; Freight/Trucking; Bulk Fuel Storage; Distribution Center; Gravel Pit; Saw Mill; Dry Cleaning; Contractor Yard

DIMENSIONAL REQUIREMENTS

Town	Zone	Total Acreage Available	Lot Size	Frontage	Front Setback	Side Setback	Rear Setback	Wetland Setback	Lot Coverage
Hopkinton	B1	48	15,000 SF	80'	30'	15'	40'	75'	40%
Hopkinton	CCOD (overlays BI Zone)	88	3 AC for residential, 1 AC for nonresidential ; 3 units per dev. Acre, no less than 9; 25% various density incentives	-	-	-	-	75'	70%
Hopkinton	M1	126	110,000 sf (2.53 AC); SB: 50, 40, 50; 40% coverage	250'	50'	40'	50'	75'	40%

POTENTIAL USES GIVEN ZONING, ECONOMIC PRESSURES, AND AVAILABLE LAND

Town	Zone	Total Acreage Development/R edevelopment	Example Uses (derived from MLS, lot coverage)	Need Indicators
Hopkinton	B1	48	1) The 15,000 SF lot (smallest in the zone) could yield a restaurant or medical clinic of 6,000 SF; 2) the largest lot - 30 acres - could have 914,760 SF for an office park	State of NH Economic Projections show 14% growth for medical sector between 2018 & 2028; 8% for food services; 8-9% for uses associated with office parks.
Hopkinton	CCOD (overlying BI Zone)	88	30 Acre lot could yield up to 110 units of multi-family housing	Draft Master Plan (12/8/2020) indicates rental housing is needed in town and that multi-family could also meet the need of downsizing seniors
Hopkinton	M1	126	1) One of the 2.5-acre sites could result in 43,560 (1 AC) of land to build a restaurant, business office, or retail establishment; 2) the 53 acre site would have 923,472 square feet to accommodate an online retail warehouse and distribution facility	State of NH Economic Projections show 6% growth for Transportation and Warehousing (these numbers are based on pre-COVID-19 trends and do not account for spike in COVID-19 online shopping); 8% for food services; 8-9% for uses associated with office parks.

STATE ECONOMIC PROJECTIONS

Merrimack County - Long Term Industry Projections: 2018 to 2028				
Industry	2018 Estimated Employment	2028 Projected Employment	2018 - 2028 Numeric Change	Percent Change
Total Employment	82,882	87,314	4,432	5.40%
Total Self-Employed Workers	4,432	4,749	317	7.20%
Agriculture, Forestry, Fishing and Hunting	454	478	24	5.30%
Mining	186	193	7	3.80%
Utilities	321	285	-36	-11.20%
Construction	3,488	3,800	312	9.00%
Manufacturing	6,014	5,770	-244	-4.10%
Wholesale Trade	3,819	3,963	144	3.80%
Retail Trade	9,437	9,345	-92	-1.00%
Transportation and Warehousing	1,672	1,771	99	5.90%
Information	638	634	-4	-0.60%
Finance and Insurance	4,308	4,466	158	3.70%
Real Estate and Rental and Leasing	969	1,056	87	9.00%
Professional, Scientific, and Technical Services	3,070	3,428	358	11.70%
Management of Companies and Enterprises	647	705	58	9.00%
Administrative and Waste Management Services	3,004	3,243	239	8.00%
Educational Services	6,480	6,602	122	1.90%
Health Care and Social Assistance	12,595	14,356	1,761	14.00%
Arts, Entertainment, and Recreation	1,610	1,740	130	8.10%
Accommodation and Food Services	5,113	5,543	430	8.40%
Other Services (Except Government)	3,628	3,952	324	8.90%
Government	10,997	11,235	238	2.20%